

# curtis law

## ESTATE AGENTS



### Preston New Road, Blackburn

\*\*\* EXQUISITE FIVE BEDROOM FAMILY HOME SET OVER THREE FLOORS \*\*\*

This magnificent five bedroom end-terraced family home occupies a prime position in one of Blackburn's most sought after locations. Meticulously maintained and fully modernised with high-quality fixtures and fittings, this residence exudes luxury and epitomises elegance. Spanning three floors and offering an abundance of internal space, the property features three large reception rooms, a contemporary fitted kitchen with access to a utility/WC, five generously sized bedrooms, a family bathroom suite, modern shower room and a basement. Offering expansive front and rear gardens, providing enviable outdoor living space for children to play, along with a driveway for three to four vehicles to the rear, this property presents the perfect home for modern family living!

Conveniently located, this property offers easy access to a variety of amenities including shops, convenience stores, mosques, and a petrol station. Just a stone's throw away, Corporation Park provides scenic nature walks. The area boasts well-regarded schools such as Tauheedul Islam Girls' High School and St Barnabas & St Paul's Primary School. Commuters will appreciate the excellent network links that ensure easy travel to Blackburn Town Centre, Accrington, and Preston.

Viewing is highly advised to appreciate what this property has to offer. Contact our sales team to arrange a viewing.

ALL VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY AND TO BE ARRANGED THROUGH CURTIS LAW ESTATE AGENTS. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

- Impressive End- Terraced Home Set Over Three Floors
- Two Bathrooms & Downstairs WC
- Perfect Family Home
- Five Generously Sized Bedrooms
- Fully Modernised Throughout
- Council Tax Band C
- Three Spacious Reception Rooms
- Three- Four Car Driveway At Rear
- Freehold

**Offers in the region of £330,000**



# Preston New Road, Blackburn

## Basement

### Room One

14'11" x 11'8" (4.57m x 3.58m)

UPVC partially double glazed stable door to front of the property, ceiling light fitting, central heating radiator, carpeted flooring.

### Room Two

11'5" x 11'1" (3.49m x 3.39m)

UPVC double glazed window, ceiling light fitting, central heating radiator, carpeted flooring.

## Ground Floor

### Entrance Vestibule

4'1" x 3'10" (1.25m x 1.17m)

Composite front door to vestibule, coving to ceiling, dado rail, door to hall, carpeted flooring.

### Hall

13'2" x 5'7" by 9'3" x 4'0" (4.02m x 1.72m by 2.84m x 1.24m)

Ceiling light fitting, central heating radiator, coving to ceiling, dado rail, smoke alarm, doors to three reception rooms and stairs descending to basement, stairs to first floor landing, wood effect flooring.

### Reception Room One

16'8" x 12'2" (5.10m x 3.72m)

UPVC double glazed bay window, stunning suspended ceiling with modern ceiling light fitting and spotlights, central heating radiator, coving to ceiling, feature remote controlled electric fireplace with wood surround, carpeted flooring.

### Reception Room Two

18'3" x 10'0" (5.58m x 3.06m)

UPVC double glazed window, stunning suspended ceiling with modern ceiling light fitting and spotlights, central heating radiator, feature remote controlled electric fireplace with stone hearth and surround, television point, carpeted flooring.

### Reception Room Three

16'5" x 10'11" (5.02m x 3.35m)

UPVC double glazed window, ceiling light fitting, central heating radiator, television point, door to kitchen/diner, wood effect flooring.

### Kitchen/ Diner

18'7" x 9'0" (5.68m x 2.75m)

UPVC double glazed window, uPVC double glazed frosted door to garden, a modern fitted kitchen comprising of: a range of matte wall and base units with wood effect worktops, part tiled splashbacks, inset stainless steel sink and drainer with high spout mixer tap, freestanding oven with five ring gas hob and extractor hood, space for fridge freezer, under counter space for dishwasher, integrated pull out larder/ pantry cupboard, breakfast bar with space for two stools, pull out plug socket in worktop with USB charger, wall mounted plug sockets with USB, ceiling light fitting, ceiling spotlights, vertical central heating radiator, door to utility/ WC, tiled flooring.

### Utility/ WC

7'1" x 3'1" (2.17m x 0.95m)

UPVC double glazed frosted window, low level, close coupled WC, full pedestal wash basin with mixer tap, space for washing machine and dryer, 'Vaillant' combi boiler (est. 4 years old), 'Ferrol' boiler (newly fitted for the kitchen sink), part tiled elevations, ceiling light fitting, tiled flooring.

## First Floor

### Landing

13'5" x 5'8" by 5'11" x 3'1" (4.11m x 1.74m by 1.81m x 0.94m)

Ceiling light fittings, dado rail, stairs up to bedroom five and a family bathroom suite, additional stairs to bedrooms one and two, stairs leading up to the second floor landing, carpeted flooring.

### Bedroom One

17'1" x 13'3" (5.22m x 4.04m)

Two uPVC double glazed windows, two ceiling light fittings, central heating radiator, fitted wardrobes, wood effect flooring.

### Bedroom Two

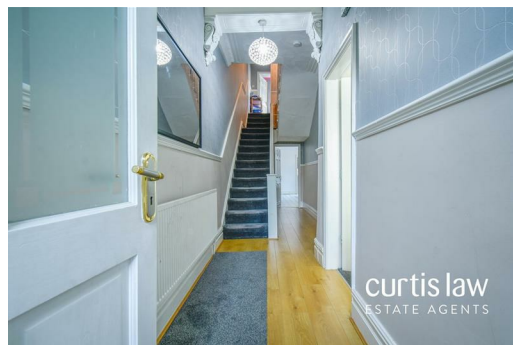
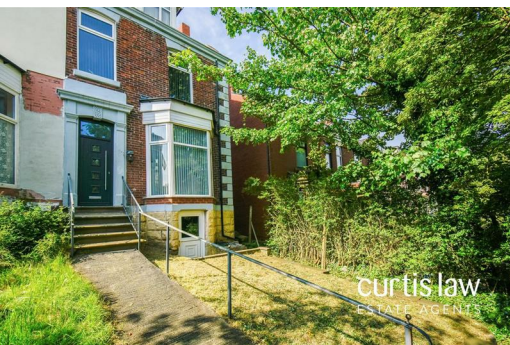
13'8" x 11'1" (4.18m x 3.40m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes, wood effect flooring.

### Bedroom Five

8'11" x 7'11" (2.74m x 2.42m)

UPVC double glazed window, ceiling light fitting, central heating radiator, fitted wardrobes, wood effect flooring.



### Bathroom

6'4" x 6'0" (1.95m x 1.84m)

UPVC double glazed frosted window, a three piece bathroom suite comprising of: a low level, close coupled WC with a douche shower spray tap, full pedestal wash basin with mixer tap, panel 'P-shaped' bath with showerhead, ceiling light fitting, chrome central heating towel rail, full tiled elevations, extractor fan, tiled effect flooring.

### Second Floor

#### Landing

12'7" x 5'4" (3.84m x 1.65m)

UPVC double glazed window, two ceiling light fittings, smoke alarm, doors to two bedrooms and a modern shower room, carpeted flooring.

#### Bedroom Three

15'1" x 9'10" (4.60m x 3.02m)

UPVC double glazed window, ceiling light fitting, central heating radiator, doors to eaves storage, fitted wardrobes, wood effect flooring.

#### Bedroom Four

9'5" x 9'4" (2.89m x 2.87m)

UPVC double glazed window, ceiling light fitting, central heating radiator, wood effect flooring.

#### Shower Room

9'5" x 3'11" (2.89m x 1.20m)

A three piece shower room comprising of: a close coupled dual flush WC, full pedestal wash basin with mixer tap, fully enclosed direct feed waterfall effect shower, ceiling light fitting, full tiled elevation, extractor fan, tiled flooring.

### External

#### Front

Laid to lawn garden with mature shrubbery, path leading to front door, stable door leading to basement.

#### Rear

Large and enclosed brick paved patio, water taps, tiers leading up to the three to four car driveway, electric gate, double outdoor plug socket.

### Agents Notes

Tenure: Freehold

Council Tax Band: C - Blackburn with Darwen

EPC: E

New composite front door

Flat roof is new - 25 year warranty

Fascia boards are new

All new ceiling in the three reception rooms

Recently fitted kitchen/diner and utility/WC

New bathrooms on the first and second floors

Property Type: End- terrace

Property Construction: Brick

Water Supply: United Utilities

Electricity Supply: Octopus

Gas Supply: Octopus

Sewerage: United Utilities

Heating: Valliant Combi - Boiler & Ferroli Kitchen Sink Hot Water

Broadband: BT / EE

Mobile Signal: Good

Parking: To The Rear x4

Building Safety: No

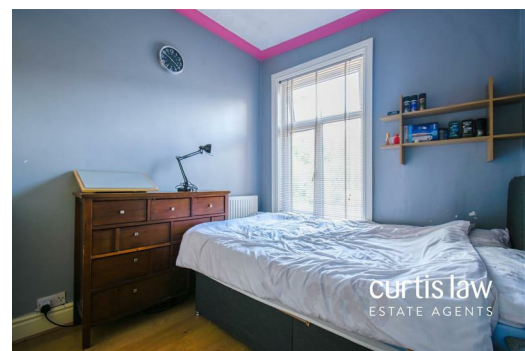
Rights & Restrictions: No

Flood & Erosion Risks: No

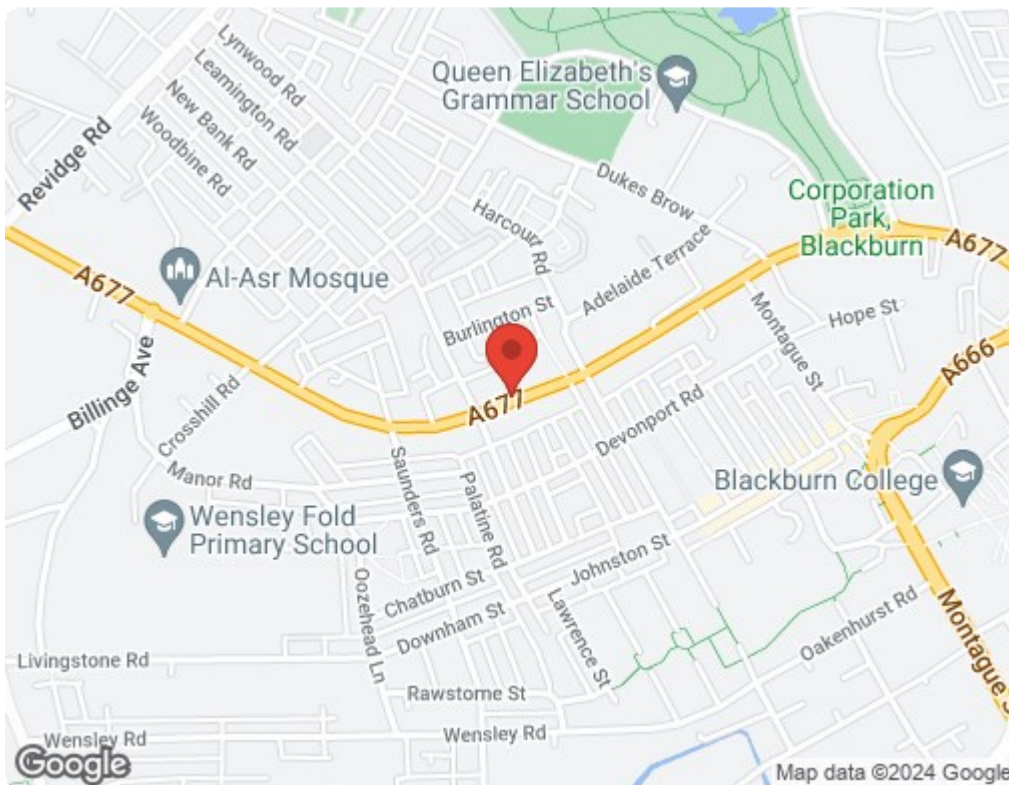
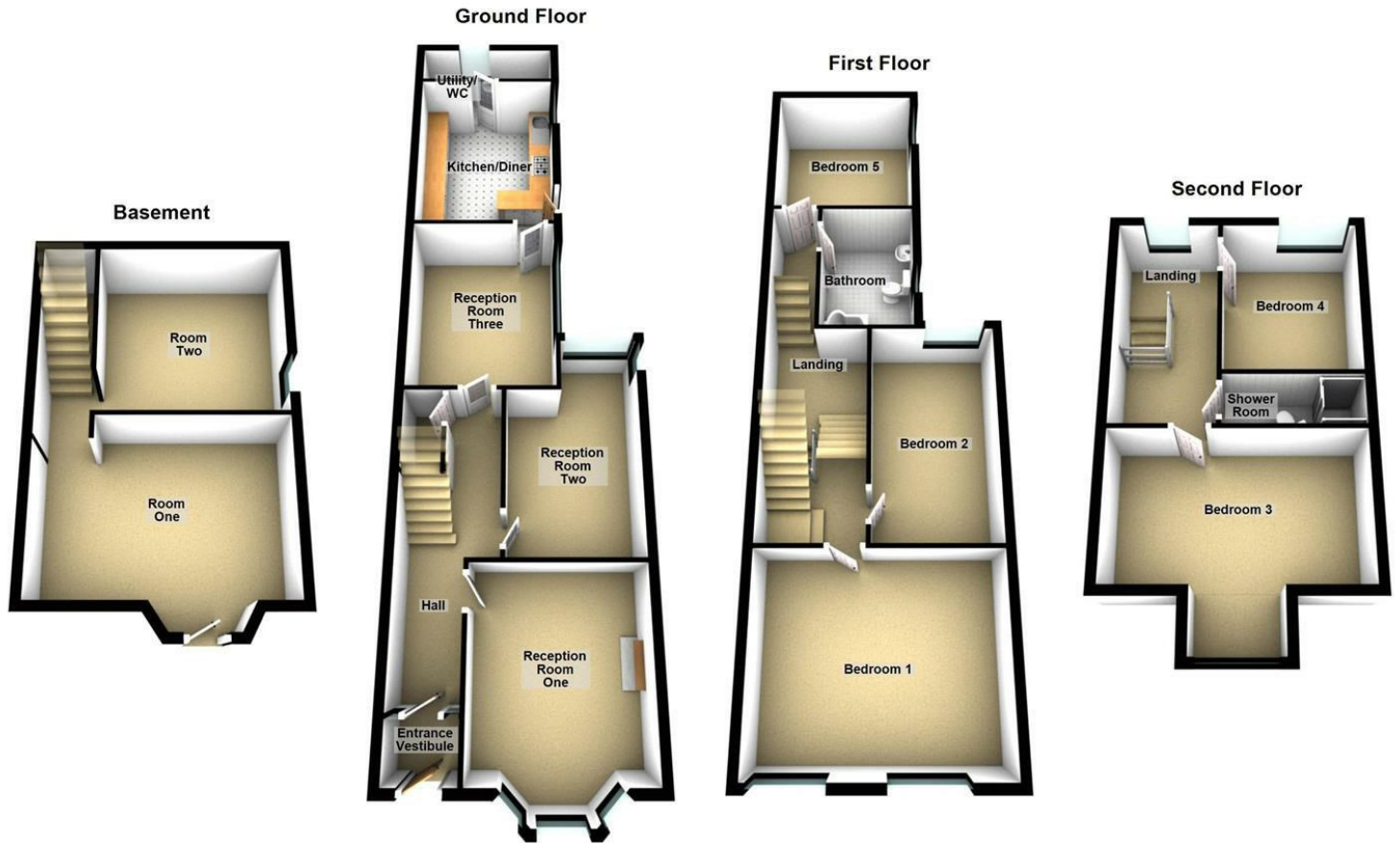
Planning Permissions & Development Proposals: No

Property Accessibility & Adaptions: No

Coalfield & Mining Area: No







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>67</b>
(55-68) <b>D</b>	<b>49</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC